

# FEASIBILITY REPORT

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## LAKE ANDREW RECONSTRUCTION

FOR  
WATAB TOWNSHIP, MINNESOTA

June 8, 2021

Prepared By:





June 8, 2021

Township Board  
Watab Township  
660 75<sup>th</sup> Street NW  
Sauk Rapids, MN 56379

Re: Feasibility Report  
Lake Andrew Reconstruction  
WSB Project No. 018208-000

Dear Township Board:

Transmitted herewith for your review is a feasibility report which addresses the street and utility improvements proposed for Lake Andrew Reconstruction. The streets with proposed improvements include segments of Lake Drive NE, Alaina Place NE, Alaina Court NE, Jaclyn Lane NE, and Chloe Way NE.

We are available at your convenience to discuss this report. Please don't hesitate to contact me at 320.241.6853 if you have any questions regarding this report.

Sincerely,

WSB

Kevin L. Kruger, PE  
Township Engineer

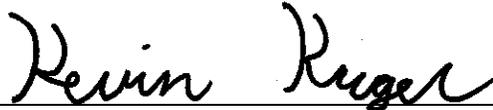
Attachment

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## CERTIFICATION

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.



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Kevin L. Kruger, PE

Date: June 8, 2021

Lic. No. 57791

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Assessment Map  
Preliminary Assessment Roll

# 1. INTRODUCTION

## 1.1 Authorization

On May 11, 2021, the Watab Township Council authorized the preparation of an engineering feasibility report for the Lake Andrew Reconstruction.

## 1.2 Scope

This project consists of street and utility improvements for Lake Andrew Reconstruction. The streets with proposed improvements include segments of Lake Drive NE, Alaina Place NE, Alaina Court NE, Jaclyn Lane NE, and Chloe Way NE. The project areas can be seen in **Appendix A**. In addition to the street and utility improvements there will be storm sewer televising to inspect the extent of any damage that is present.

The objectives of this report are to identify long-term and cost-effective solutions, which address the aging roadways and utilities within the noted project area, while attending to the aesthetic considerations of the existing neighborhood. This feasibility report includes an evaluation of the pavement, and storm sewer along with providing an estimated improvement cost for the work.

## 1.3 Data Available

Information and materials used in the preparation of this report include the following:

- Watab Township record drawings
- Watab Township topographic maps
- Field observations of the area

## **2. EXISTING CONDITIONS**

### **2.1 Street**

All roads within the project area are approximately 36 feet wide, face of curb to face of curb, with surmountable concrete curb and gutter. The existing right-of-way width for all the streets in the project area is 60 feet. The right-of-way contains retaining walls, trees, and numerous other landscaping improvements located within 2 to 3 feet of the curb and gutter in some areas.

WSB completed a visual inspection and rated the streets in the subject area in May, 2021 and at the time the streets were all classified as “poor”. This was based on the prevalent cracking, potholing and settlements throughout the street sections. Streets that are identified for reconstruction were built in 2007 but a final wear course was never finished due to lack of funding by the original developer. These streets now require extensive repairs to maintain an acceptable pavement surface. The degree of street deterioration observed can largely be contributed to the underlying soil and moisture conditions as well as poor compaction within the utility trenches during the original installation. The pavement surface will also break down over time due to age, extreme temperature changes, and sunlight.

These streets are experiencing pavement failure in the form of alligator cracking, block cracking, edge cracking, longitudinal cracking, and transverse cracking. These characteristics are related to the continuous traffic loadings, lack of top wear course, subgrade settlements and general wear and tear on the roadways. Additional distresses include curb settlement and aging pavement patching.

### **2.2 Storm Sewer**

WSB will complete a televising report for the existing storm sewer system in the Lake Andrews area. As-builts will help confirm the layout of the existing storm sewer improvements and what adjustments will be required. The storm ponds will also be visually inspected to ensure they are operating as expected.

### **3. PROPOSED IMPROVEMENTS**

#### **3.1 Street and Storm Sewer**

For the Lake Andrew Reconstruction, the proposed improvements include the removal and replacement of the existing pavement, spot replacement of concrete curb and gutter, subgrade corrections as necessary, adjusting of storm sewer structures and drainage improvements to areas with substandard storm sewer infrastructure.

The reconstructed residential streets are proposed to have the existing bituminous pavement reclaimed and replaced with 3-1/2" of bituminous wearing course and a minimum of 8" of reclamation. The existing subgrade material, typically 8" of class 5 (gravel), will be recompact after the reclamation. There may be some areas that will need subgrade correction and the poor materials will be removed and replaced with engineered material.

## 4. FINANCING

### 4.1 Opinion of Probable Cost / Funding

Detailed breakdowns of the Opinion of Probable Cost for the construction are included in **Appendix B**. The opinion of cost incorporates the construction costs experienced in the surrounding area during 2017 to 2020 and includes a 10% contingency factor. Administrative costs are projected at 15% of the construction cost and include engineering, legal, financing, and administrative costs.

#### ESTIMATED PROJECT COST

	<b>Project Total</b>	<b>Assessable Amount</b>
Construction Only	\$653,000.00	\$653,000.00
Additives (Eng, Admin, Legal)	\$98,000.00	\$98,000.00
<b>Project Total</b>	<b>\$751,000.00</b>	<b>\$751,000.00</b>

The Township and the residence of Lake Andrews have agreed to 100% assessment of project costs.

Proposed assessments are based on a Residential Equivalent Unit, or REU. Single family detached homes in Zoning District R-2 (the predominant single-family residential zoning in Watab Township) represent one REU. Calculations for each property type are detailed below.

<b>Assessment Calculations</b>	
<b>Street Improvement Assessment</b>	
<b>Road Reconstruction</b>	
Assessable Units	61
Assessment Rate	\$12,311.48
<b>Total Recovered Through Assessment</b>	<b>\$751,000.00</b>

Assessment map and preliminary assessment roll are included in **Appendix C**.

## 5. PROJECT SCHEDULE

The proposed schedule for the Project Name is as follows:

### **Phase 1 – Feasibility Report**

Town Board Authorizes Feasibility Study..... May 11, 2021  
Town Board Accepts Feasibility Report and Sets Public Hearing Date..... June 8, 2021  
Public Informational Meeting..... June 2021  
Hold Public Hearing / Authorize Preparation of Final Plans and Specifications..... July 13, 2021

### **Phase 2 – Final Design**

Final Design..... July-August 2021  
Town Board Approves Plans / Authorizes Ad for Bids..... August 10, 2021  
Receive Contractor Bids..... Late August 2021  
Award Contract..... September 14, 2021

### **Phase 3 – Construction**

Preconstruction Meeting..... September 2021  
Public Informational Meeting (with Contractor)..... September 2021  
Begin Construction..... September 2021  
Substantial Completion..... October 2021  
Final Completion (Final Lift of Bituminous Wear Course)..... Spring 2022  
Assessment Hearing..... Spring 2022

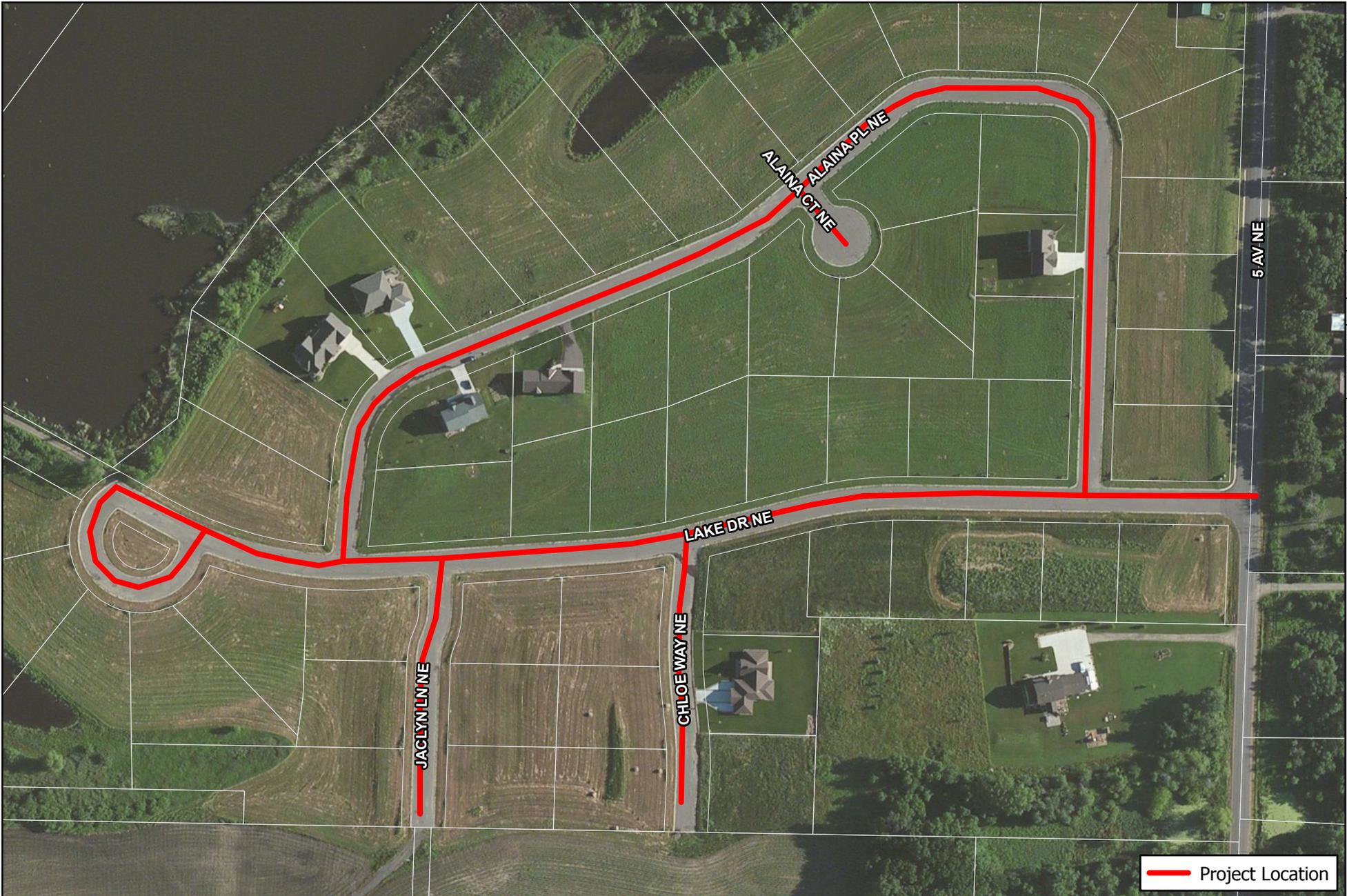
## **6. FEASIBILITY AND RECOMMENDATION**

The proposed assessment rate for the 2021 program is \$12,311.48 per R-2 single family detached lot. Proposed increase reflects the significant price adjustment the market experienced last year that is expected to be again significant in the upcoming construction year.

The improvements proposed within this report are feasible from an engineering standpoint. The proposed improvements are cost effective and necessary because additional repairs made in maintaining the streets would gain little in extending the pavement life. Delay of these projects will increase maintenance and the reconstruction costs due to inflation. The following is recommended:

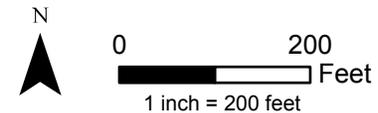
- Receipt of this report as a scope end estimate for Project No. 18208-000
- Declaration of the costs to be assessed and ordering preparation of the assessment roll;
- Establishment of a special assessment public hearing to present the proposed improvements and levy the proposed assessments, and post notice of same in official publication; and
- Direct notification of all affected properties via U.S. mail of the public hearing and the proposed assessment amounts.

**APPENDIX A**  
**Project Location Map**



### Project Location Map

Construction Plan  
Watab Township, MN



**APPENDIX B**  
**Opinion of Probable Cost**

**OPINION OF PROBABLE COST**

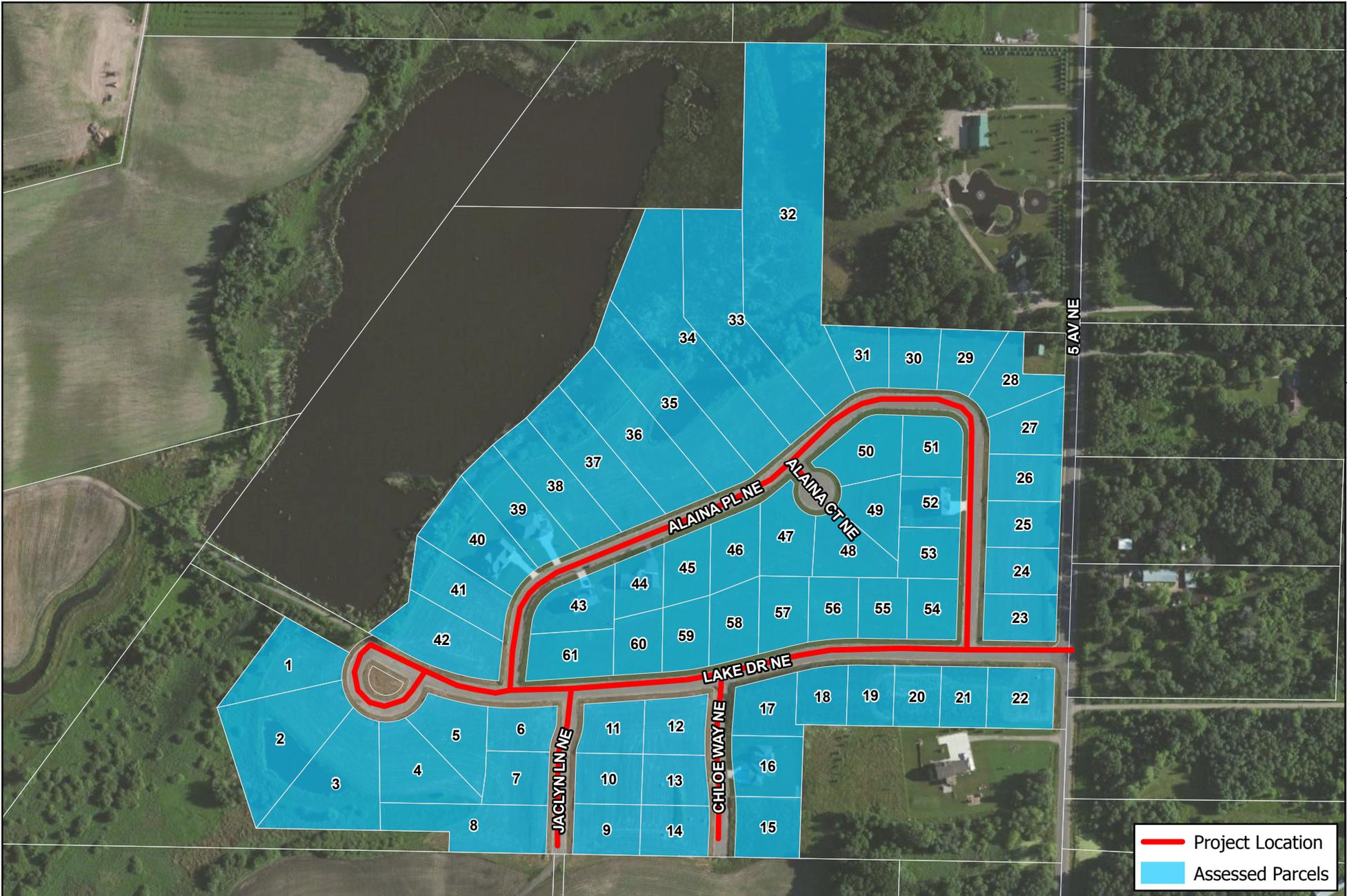
WSB Project: Lake Andrew Reconstruction  
 Project Location: Watab Township, MN  
 City Project No.:  
 WSB Project No: 018208-000

Design By: CJB  
 Checked By: KLK  
 Date: 6/7/2021

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
<b>A. Project Cost</b>						
1	2021.501	MOBILIZATION	LS	1	\$ 20,000.00	\$ 20,000.00
2	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	36	\$ 2.00	\$ 72.00
3	2104.503	REMOVE SEWER PIPE (STORM)	L F	100	\$ 5.00	\$ 500.00
4	2104.503	REMOVE CURB & GUTTER	L F	1500	\$ 8.00	\$ 12,000.00
5	2105.504	GEOTEXTILE FABRIC TYPE 5	S Y	3900	\$ 1.50	\$ 5,850.00
6	2106.507	EXCAVATION - COMMON	C Y	867	\$ 15.00	\$ 13,005.00
7	2106.507	EXCAVATION - SUBGRADE	C Y	2600	\$ 18.00	\$ 46,800.00
8	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	2600	\$ 16.00	\$ 41,600.00
9	2111.519	TEST ROLLING	RDST	50	\$ 150.00	\$ 7,500.00
10	2112.519	SUBGRADE PREPARATION	RDST	10	\$ 250.00	\$ 2,500.00
11	2123.510	COMMON LABORERS	HOURL	10	\$ 80.00	\$ 800.00
12	2130.523	WATER	MGAL	50	\$ 10.00	\$ 500.00
13	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	867	\$ 14.00	\$ 12,138.00
14	2215.504	FULL DEPTH RECLAMATION	S Y	19500	\$ 2.00	\$ 39,000.00
15	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	4049	\$ 65.00	\$ 263,185.00
16	2503.503	15" RC PIPE SEWER CLASS V	L F	100	\$ 65.00	\$ 6,500.00
17	2503.603	TELEWISE STORM SEWER	L F	540	\$ 100.00	\$ 54,000.00
18	2504.602	ADJUST GATE VALVE & BOX	EACH	22	\$ 150.00	\$ 3,300.00
19	2506.502	ADJUST FRAME & RING CASTING	EACH	34	\$ 250.00	\$ 8,500.00
20	2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	44	\$ 150.00	\$ 6,600.00
21	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	1500	\$ 28.00	\$ 42,000.00
22	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$ 750.00	\$ 750.00
23	2573.503	SILT FENCE, TYPE MS	L F	350	\$ 2.00	\$ 700.00
24	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	500	\$ 2.00	\$ 1,000.00
25	2574.507	COMMON TOPSOIL BORROW	C Y	38	\$ 34.00	\$ 1,292.00
26	2575.508	SEED MIXTURE 25-151	LB	20.0	\$ 50.00	\$ 1,000.00
27	2575.605	TURF ESTABLISHMENT	ACRE	1	\$ 1,500.00	\$ 1,500.00
<b>CONSTRUCTION TOTAL</b>						<b>\$ 593,000.00</b>
<b>CONTINGENCY TOTAL (10%)</b>						<b>\$ 60,000.00</b>
<b>SUBTOTAL</b>						<b>\$ 653,000.00</b>
<b>INDIRECT COST TOTAL (15%)</b>						<b>\$ 98,000.00</b>
<b>TOTAL</b>						<b>\$ 751,000.00</b>

**APPENDIX C**

**Assessment Map**  
**Preliminary Assessment Roll**



— Project Location  
— Assessed Parcels



### Assessment Map

Construction Plan  
Watab Township, MN

N  
0 325 Feet  
1 inch = 325 feet



**Preliminary Assessment Roll**

<b>WSB Project:</b>	Lake Andrew Reconstruction	Total Surface Improvement Cost: <b>\$751,000.00</b>
<b>Project Location:</b>	Watab Township	Unit Assessment: <b>\$12,311.48</b>
<b>WSB Project No.:</b>	018208-000	Assessable Units: <b>61</b>
<b>Date:</b>	<b>5/26/2021</b>	

Map Id	Parcel Address	Parcel Owner	Parcel Owner Address	Units	Proposed Assessment
1	180 LAKE DR NE	MICHAEL A SORENSEN &SAMANTHA J SORENSEN	180 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
2	182 LAKE DR NE	TYLER J JARNOT &WHITNEY J JARNOT	182 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
3	184 LAKE DR NE	JEFFREY R SCOLES &ROZALYN J SCOLES	184 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
4	186 LAKE DR NE	JEFFREY R SCOLES &ROZALYN J SCOLES	184 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
5	188 LAKE DR NE	JAREN LUKACH &ANGELA LUKACH	247 9 1/2 ST N,SAUK RAPIDS,MN,56379	1	\$12,311.48
6	6837 JACLYN LN NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
7	6835 JACLYN LN NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
8	6833 JACLYN LN NE	KEITH O KARSTEN &LISA MECHAM	6833 JACLYN LN NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
9	6834 JACLYN LN NE	MICHAEL J WILCOX &LEISHA M WILCOX	6836 JACLYN LN NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
10	6836 JACLYN LN NE	MICHAEL WILCOX	6836 JACLYN LN NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
11	6838 JACLYN LN NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
12	6839 CHLOE WAY NE	MATTHEW F HEINEN &DEANN M HEINEN	6839 CHOLE WAY NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
13	6837 CHLOE WAY NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
14	6835 CHLOE WAY NE	ASHLEY MEIERHOFER &JACOB MEIERHOFER	590 24 1/2 AVE NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
15	6836 CHLOE WAY NE	DENNIS J LOZINSKI &KRISTIN E LOZINSKI	6836 CHLOE WAY NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
16	6838 CHLOE WAY NE	THOMAS KUBAT &MARGARET KUBAT	6838 CHLOE WAY NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
17	440 LAKE DR NE	JON P ELLERBUSCH &RHONDA ELLERBUSCH	440 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
18	450 LAKE DR NE	JEFFREY A SAMLER &LYNN D SAMLER	450 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
19	460 LAKE DR NE	JOE TOUPIN &TAMMIE TOUPIN	460 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
20	470 LAKE DR NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
21	480 LAKE DR NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
22	490 LAKE DR NE	JOHNATHON M KAZECK &CASSANDRA G KAZECK	490 LAKE DR NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
23	395 ALAINA PL NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
24	385 ALAINA PL NE	RONALD A BECHER &LESLIE A BECHER	385 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
25	375 ALAINA PL NE	KEVIN R WEEKS &RENITA M WEEKS	375 ALAINA PLACE NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
26	365 ALAINA PL NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
27	355 ALAINA PL NE	JASON A FISCHER &MICHELLE R FISCHER	355 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
28	345 ALAINA PL NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N,BROOKLYN PARK,MN,55443	1	\$12,311.48
29	335 ALAINA PL NE	THOMAS KOTULA &MARGARET KOTULA	335 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
30	325 ALAINA PL NE	SCOTT RIEKE &AMY RIEKE	315 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
31	315 ALAINA PL NE	SCOTT RIEKE &AMY RIEKE	315 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
32	305 ALAINA PL NE	SARAH R ELNESS &DREW R ELNESS	305 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
33	295 ALAINA PL NE	BEAU D PILGRIM &KADYLYN N PILGRIM	295 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
34	285 ALAINA PL NE	MATTHEW J FRIEDRICHS &MIRANDA FRIEDRICHS	295 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
35	275 ALAINA PL NE	DANIEL L CHRISTIANSON REV TR &JULIA L MENKEN REV	275 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48
36	265 ALAINA PL NE	GREGORY JOHNSON	265 ALAINA PL NE,SAUK RAPIDS,MN,56379	1	\$12,311.48

**Preliminary Assessment Roll**

<b>WSB Project:</b>	Lake Andrew Reconstruction	Total Surface Improvement Cost: <b>\$751,000.00</b>
<b>Project Location:</b>	Watab Township	Unit Assessment: <b>\$12,311.48</b>
<b>WSB Project No.:</b>	018208-000	Assessable Units: <b>61</b>
<b>Date:</b>	<b>5/26/2021</b>	

Map Id	Parcel Address	Parcel Owner	Parcel Owner Address	Units	Proposed Assessment
37	255 ALAINA PL NE	JASON M MILLER & JESSICA A MILLER	PO BOX 495, FOLEY, MN, 56329	1	\$12,311.48
38	245 ALAINA PL NE	AMANDA L LOVOLD & CRAIG A TURLINGTON	235 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
39	235 ALAINA PL NE	AMANDA LEA LOVOLD & CRAIG A TURLINGTON	235 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
40	225 ALAINA PL NE	NOEL MICHAEL JOHNSON REV TR & CINDY ROSA JOHNSON	225 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
41	215 ALAINA PL NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N, BROOKLYN PARK, MN, 55443	1	\$12,311.48
42	205 ALAINA PL NE	AMBER D TISCHMAK & LEVI RADIKA	205 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
43	230 ALAINA PL NE	BRANDON SCOT TSCHIDA & CATHERINE B TSCHIDA	230 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
44	250 ALAINA PL NE	LUKE A RUDE & KARLYE M RUDE	250 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
45	260 ALAINA PL NE	SAMMIE BRASWELL & GINA BRASWELL	11806 BUCK COVE, BULLARD, TX, 75757	1	\$12,311.48
46	270 ALAINA PL NE	RANDY J PIECHOWSKI & KAREN E PIECHOWSKI	270 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
47	6864 ALAINA CT NE	ERIC A SCHEPERS & ASHLEY R SCHEPERS	1654 FOREST GLEN CIR, ST AUGUSTA, MN, 56301	1	\$12,311.48
48	6866 ALAINA CT NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N, BROOKLYN PARK, MN, 55443	1	\$12,311.48
49	6868 ALAINA CT NE	SCOTT P JARNOT DEVELOPMENT LLC	2625 87TH TRL N, BROOKLYN PARK, MN, 55443	1	\$12,311.48
50	6870 ALAINA CT NE	CLINTON R WENGER & AMY P WENGER	6870 ALAINA CT NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
51	360 ALAINA PL NE	BRIAN K ENGELMAN & ROBIN K ENGELMAN	360 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
52	370 ALAINA PL NE	JOHN M SLATINSKY & SERENA M SLATINSKY	370 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
53	380 ALAINA PL NE	JOSEPH BOVY & BETH BOVY	380 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
54	390 ALAINA PL NE	AARON J GREEN & TINA M GREEN	390 ALAINA PL NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
55	465 LAKE DR NE	TRAVIS D HEMILLER & KIMBERLY J HEMILLER	465 LAKE DR NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
56	455 LAKE DR NE	MARGARET HENRY & ENOCH DIX	455 LAKE DR NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
57	445 LAKE DR NE	DAVID J HEIDGERKEN & THERESA M HEIDGERKEN	445 LAKE DR NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
58	435 LAKE DR NE	ANTHONY L MCNEAL & TARA MCNEAL	435 LAKE DR NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
59	425 LAKE DR NE	D G C PROPERTIES LLC	PO BOX 608, SAUK RAPIDS, MN, 56379	1	\$12,311.48
60	415 LAKE DR NE	JACINTA B MACKRELL & CHAD W MACKRELL	415 LAKE DR NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48
61	210 ALAINA PL NE	CAROL O POTTER	210 ALAINA PLACE NE, SAUK RAPIDS, MN, 56379	1	\$12,311.48